

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
PUBLIC SPACE COMMITTEE**



PUBLIC SPACE COMMITTEE HEARING

Status Report

1100 4th Street SW, 2nd Floor

Thursday, December 12, 2019 at 09:00 AM

Attendance: Chris Shaheen, PSC Chairman, Anna Chamberlin, Lucky Barbieri, Andrew Wiley, Elliott Garrett, Kisha Allen and Catrina Felder. The meeting was called to order at 9:19 am 9:20 am 9:30 am

Consent Agenda:

9:20 am – 9:30 am

Approved – Vote: 4 to 0

- 1) ANC 7D03 - **4409 MINNESOTA AVENUE NE** - Permittee: Valor Minnesota LLC - Owner: Valor Minnesota LLC - Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) New- Commercial, Mill and Overlay, Roadway(s), Sidewalk(s) # 323334
- 2) - **1720 - 1739 BLOCK OF KALORAMA ROAD NW** - Permittee: Petra Development, LLC - Owner: - Paving: Driveway(s) Close Existing, Driveway(s) New- Commercial # 336817
- 3) ANC 2C01 - **825 10TH STREET NW** - Permittee: The Apartments At City Center - Owner: The Apartments At City Center - Fixture: Planter Box on Sidewalk (Exception) # 337483
- 4) ANC 2C01 - **875 10TH STREET NW** - Permittee: The Apartments At City Center - Owner: The Apartments At City Center - Fixture: Planter Box on Sidewalk (Exception) # 337484
- 5) - **DUPONT CIRCLE NW AND CONNECTICUT AVENUE NW** - Permittee: Golden Triangle BID - Owner: - Fixture: Street Fixture or Furniture (Exception) # 338646
- 6) ANC 2E01 - **3800 RESERVOIR ROAD NW** - Permittee: Brad Hunter - Owner: - Fixture: Sign (w/footings)(Exception), Sign-Free Standing # 336851
- 7) ANC 6E01 - **1005 P STREET NW** - Permittee: Warmington Oppenheim Development N/A - Owner: Warmington Oppenheim Development N/A - Paving: Lead walk Repair/Replace Existing, Projections: Porch & Steps # 337329
- 8) ANC 2B,ANC 2B07,05 - **1365 CONNECTICUT AVENUE NW,1001 CONNECTICUT AVENUE NW** - Permittee: Golden Triangle Business Improvement Dis - Owner: - Fixture: Street Fixture or Furniture (Exception), Paving: Driveway(s) Close Existing, Driveway(s) New -Residential # 338731
- 9) ANC 2F08 - **925 13TH STREET NW** - Permittee: NA Franklin School Development LLC - Owner: NA Franklin School Development LLC - Fixture: Street Fixture or Furniture (Exception) # 338797
- 10) ANC 5C01 - **2515 RHODE ISLAND AVENUE NE** - Permittee: District Properties - Owner: District Properties - Fixture: Fence (Exception over 42"), Fence to 42" (Open Design), Paving: Curb & Gutter(s), Driveway(s) New -Residential, Lead walk w/Steps # 336027
- 11) ANC 6B04 - **1101 PENNSYLVANIA AVENUE SE** - New Sidewalk Cafe Un-Enclosed - Permittee: Sam Shoja - Sam Shoja # 10752492
- 12) ANC 7C,ANC 7C,ANC 7C,ANC 7C,ANC 7C03,03,03,03,03 - **4935 FITCH PLACE NE,4937 FITCH PLACE NE,4939 FITCH PLACE NE,4941 FITCH PLACE NE,4943 FITCH PLACE NE** - Permittee: District Properties - Owner: District Properties - Paving: Curb & Gutter(s), Driveway(s) New -Residential # 336320

General Agenda

9:33 am - 9:52 am

Tabled Vote: 4 to 0

To allow the applicant to have a meeting with the reviewers on record that have revisions.

- 1) ANC 6C03 - **609 MARYLAND AVENUE NE** - Permittee: MCN Build - Owner: - Projections: Other (Exception - Not to Bldg Code) # 337489
Discussion: The applicant stated that the building is Historic and that the existing air condition units were there before he purchased the property.
Revisions needed from the following reviewers: IPMA/Storm Water Management, Historic, OP, PSRD
-The applicant stated that the project has already been done.
-The Developer also stated that he was unaware of the revisions that were needed. The applicant is asking for the AC units to be approved today and then return for the other issues at the location.
Mr. Wiley stated that AC units are not visible from the street and 4 of the 6 AC units are on private property and not public space.
Anna Chamberlin stated to the applicant to schedule a meeting with the reviewers that have revisions prior to returning to the PSC.

9:53 am - 9:59 am

Tabled Vote: 4 to 0

To allow the applicant to provide additional information that was requested by reviewers

- 2) ANC 6C02 - **235 2ND STREET NE** - Permittee: Jason Jones - Owner: Jason Jones - Fixture: Repair Retaining Wall (No change), Wall (Exception over 42") # 337354
Discussion: The alley is not shown on the site plan and the applicant needs to upload a revised plan.
Mr. Garrett advised applicant to upload a revised plan and plat to show details at this site.

9:59 am – 10:21 am

Tabled Vote: 4 to)

To allow the applicant to work with reviewers on the design and aesthetic for the surrounding the proposed fixture.

The applicant must install a replacement tree and have that reviewed/approved by the UFD

- 3) ANC 5B04 - **3100 9TH STREET NE** - Permittee: John Lawless - Owner: WMATA Bruce Bourque - Excavation: Electric Connection (Trench), Telecom Connection (Trench), Fixture: Fence (Exception over 42"), Landscaping: Tree Removal # 337382
Discussion: The applicant stated that the tunnels will service the proposed cabinets within public space and because of CSX it is not feasible to relocate.
This is for wireless service within the WMATA site per the applicant
The applicant stated that plantings in front of the cabinets is not preferred because of security and vandalism occurring, but is open to designing a screen wall? If that would be approvable.
The applicant stated that the removal tree was approved by UFD and that they would be making application for it removal.
The applicant stated that he could go back to WMATA for approval but is open to considering looking into a transparent wrap that would go around the cabinet in public space. There is a need to have ventilation around the proposed cabinets.
The PSC is not objecting

10:22 am - 10:34 am

Approve w/Conditions Vote: 4 to 0

The planter height is within regulation and the umbrellas must stay within the area of the café.

- 4) ANC 2A06 - **1143 NEW HAMPSHIRE AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: KRISTOFER CARLSON - KRISTOFER CARLSON # 10754309
Discussion: The applicant stated that they were no platform existing now but it would make the site more pleasing to the eye within the community.
OP is not in support of the new platform however with the expansion of the café the grade change will require the proposed platform.
The applicant stated that his revised plans have the corrected square footage.
The revised plans must show the revisions discussed at the hearing.

10:35 am - 10:44 AM

Tabled

Vote: 4 to 0

To allow the applicant time to apply for the Occupancy permit for the proposed sidewalk café and to upload latest revisions for the Construction application.

- 5) ANC 2A02 - **2300 N STREET NW** - Permittee: Hakan Ilhan - Owner: TR 2300 N Street Corp - Projections: Other (Exception - Not to Bldg Code) # 335887

The applicant must upload the most current drawings with the revisions and apply for an Occupancy permit prior to returning to the PSC

10:45 am – 10:59 am

Approve w/Modifications Vote: 4 to 0

All railings that turn toward the curb at a 90% angle be removed.

- 6) ANC 6E04 - **1017 7TH STREET NW** - Permittee: 655 New York LLC / Boundary - Owner: 655 New York LLC / Boundary - Projections: ADA Ramp # 327963

Discussion:

The applicant has revised the size of the ramp, and has been reduced in size and will no longer project into public space. However, there is still a pinch point of six in a half feet and is below the ten feet projection requirement. Historic has signed off on the flipping of the door.

The applicant brought a revised site plan that addresses the concerns of PSRD Planning.

Not present

(1st time applicant not in attendance) Tabled – Vote 4 to 0

- 7) ANC 5E06 - **234 FLORIDA AVENUE NW** - Permittee: KILLETTE and ASSOCIATES - Owner: KILLETTE and ASSOCIATES - Paving: Driveway(s) Repair or Replace # 334575

Not present

- 8) ANC 8A02 - **1701 18TH STREET SE** - Permittee: Pepco company - Owner: Pepco company - Fixture: Fence (Exception over 42") # 337814

The PSC took a Break at 11:00 AM –PSC went back on record at 11:19 am

11:19 am – 11:37 am

Denied - Vote: 4 to 0

The fencing height or design for fencing doesn't meet standards within the public space.

9)

ANC 3D02 - **4021 48TH STREET NW** - Permittee: Andre Abushacra - Owner: Andre Abushacra - Fixture: Fence (Exception over 42") # 338322

Discussion: The height of the fencing is limited within the public space and the applicant has not shown an explanation as to why a waiver should be granted. There is no safety issue or security issue that would have the PSC approved a non-compliant fencing at this location. No compelling reason was given Mr. Bailey suggested that the applicant could relocate the entire fencing on private property. Surveyor's plat has not been uploaded to the TOPS record that the applicant had at the PSC meeting.

11:38 am - 11:56 am

Tabled Vote: 4 to 0

To allow the applicant to work out the issue with the tree with UFD. The reduction of paving should be considered by the applicant as well. The applicant needs to make the application match the drawings prior to returning to the PSC.

- 10) ANC 4A01 - **7229 16TH STREET NW** - Permittee: Dave bloom - Owner: Glen Macieski - Paving: Driveway(s) Close Existing, Driveway(s) New -Residential, Lead walk Only # 338375

Discussion:

The tree that is within the public space and the limits to paving needs to be reduced. The landscaping should be looked into designing with landscaping.

There is a lot of proposed paving for the driveway and the lead walks and Anna Chamberlin advised the applicant.

Not present

Tabled Vote: 4 to 0

Applicant requested a postponement at meeting

- 11) ANC 4B08 - **104 KENNEDY STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: Senayet Gebrehiwot - Senayet Gebrehiwot # 10759050 Applicant requested to be postponed until January's PSC meeting. (applicant requested a postponement)

11:57 am – 12:07 pm

Approve w/Conditions

Vote: 4 to 0

A signage plan and the elevation shall not exceed the fifteen feet maximum. Revised drawings.

- 12) ANC 8C02 - **645 MILWAUKEE PLACE SE** - Permittee: Wiles Mensch - Owner: Friendship Public Charter School - Landscaping: New Tree Space(s), Tree Planting, Over Head Work: Pole Installation (single or first one), Paving: Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Sidewalk(s), Projections: Other (Exception - Not to Bldg Code) # 333015

Discussion:

The proposed building will connect the existing building and expand the schools ability to access to students without having to go outside of the buildings. The elevation for the bridge height is fifteen feet nine inches which meets the design standard of fifteen feet.

12:07 pm – 12:38 pm

Denied in Part: the non- standard fixtures in public space

Approve in Part: Lead walk and hedges along lead walk

Vote: 4 to 0

- 13) ANC 4A02 - **7407 16TH STREET NW** - Permittee: Catarina Ferreira - Owner: 7047 16th ST NW LLC - Fixture: Fence (Exception over 42"), Landscaping: Hedge to 36" tall, Tree Planting, Paving: Lead walk Repair/Replace Existing # 333716

Discussion:

The PSC recommended that the fencing be moved back to the property line. The existing hedges and lead walk have all been installed. The applicant stated that the age of the laws regarding the fencing height is two hundred years old and should not apply to this location.

Mr. Bailey stated that the privatization that has occurred is not consistent with the park like area on 16th Street and that the existing conditions don't comply with regulations.

The fencing and the trees and hedges. Ms. Chamberlin proposed a friendly amendment to approve the lead walk and the hedges along the lead walk.

12:39 pm – 12:55 pm

Approved w/Conditions Vote: 4 to 0

That a minimum four foot sidewalk be maintained on Wylie Street, NE and if that can't be obtained then the steps are not approved.

- 14) **., - 800 - 814 BLOCK OF 13TH STREET NE, 1200 - 1299 BLOCK OF WYLIE STREET NE** - Permittee: 808-812 13TH ST NE LLC 808-812 13TH ST NE LLC - Owner: 808-812 13TH ST NE LLC 808-812 13TH ST NE LLC - Fixture: Planter Box behind Sidewalk to 42", Paving: Lead walk Only, Projections: Areaway Entrance, Bay Window(s), Other (Exception - Not to Bldg Code), Stoop & Steps # 335468

Discussion:

The projection (steps on Wylie Street, NE) does not meet the requirements for projections adjacent to a tree box. The steps appear to be able to relocate to the 13th Street side per Chairman Shaheen. The applicant responded by saying that this would be problematic. The applicant stated that he could relocate the entry on Wylie Street side to the side of the building.

12:55 pm - 1:02 PM

Approved Vote: 4 to 0

- 15) ANC 2A06 - **2100 L STREET NW** - Permittee: Akridge Akridge - Owner: Akridge Akridge - Fixture: Bench(es), Bike Rack(s): DDOT Standard, Mutlispacer Meter, Trash Receptacle(s) (Exception), Landscaping: New Tree Space(s), Stormwater Mgmt (serve public), Tree Fence(s), Tree Planting, Tree Removal, Paving: Curb & Gutter(s), Sidewalk(s), Projections: Canopy # 335735

Discussion:

Tabled - Vote: 4 to 0

- 16) ANC 5C04 - **1920 BLADENSBURG ROAD NE** - Permittee: Douglas Development Corporation - Owner: Douglas Development Corporation - Fixture: Trash Receptacle(s) (Exception), Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) New- Commercial, Mill and Overlay, Sidewalk(s) # 332990 (***applicant requested a postponement until January's PSC meeting***)

Tabled – Vote: 4 to 0

- 17) ANC 1A03 - **1401 COLUMBIA ROAD NW** - Permittee: Frank Guyton - Owner: MARC MAALOUF -
Fixture: Bollard(s) (Exception) # 335518
1:07 pm

Denied – Vote: 4 to 0

- 18) ANC 2F05 - **1025 VERMONT AVENUE NW** - New Sidewalk Cafe Un-Enclosed - Permittee: DC Kabob
INC - DC Kabob INC # 10743218 (applicant filed to appear; 3rd time)

1:03 pm – 1:07 pm

Approved – Vote: 4 to 0

- 19) ANC 2B06 - **1776 I STREET NW** - New Sidewalk Cafe Enclosed - Permittee: La Taberna del Alabardero -
10748609

Discussion: The applicant met with FIRE/EMS and has resolved the issue with Occupancy. A meeting with
Mr. Harris at DCRA gave approval for the occupancy load.

Mr. Barbieri excused himself from this case.

The planters will be thirty-two inches in height.

The meeting was adjourned by Chris Shaheen at 1:11 pm